

UNOFFICIAL COPY

TRUSTEE'S DEED
(JOINT TENANTS)

96808985

CAPITOL BANK AND TRUST

. DEPT-01 RECORDING \$25.00
. T#0012 TRAN 2637 10/23/96 15:07:00
. #6370 # CG *-96-808985
. COOK COUNTY RECORDER

The above space is for the recorder's use only

GRANTOR, CAPITOL BANK AND TRUST, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally, but as Trustee under the provisions of a certain Deed or Deeds in Trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement dated the 1st day of DECEMBER, 19 95, and known as Trust Number 2688, for and in consideration of the sum of TEN and 00/100 Dollars (\$ 10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto MOISES S. MALAVE and ABELYN ORTEGA JOSE R. MALAVE

(Address of Grantee) CHICAGO, ILLINOIS

not as tenants in common, but as joint tenants, the following described real estate situated in COOK COUNTY together with the tenements and appurtenances thereto belonging, to wit:

SEE LEGAL ATTACHED:

P.I.N. 13-25-409-012-0000

SUBJECT TO: SEE ATTACHED

(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

TO HAVE AND TO HOLD the aforescribed property forever.

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, subject, however, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines, building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; zoning and building laws and ordinances; mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its ~~Assistant~~ (Trust Officer) and attested by its (Assistant) (Trust Officer), this 11th day of SEPTEMBER, 19 96.

CAPITOL BANK AND TRUST
as Trustee, as aforesaid, and not personally.

BOX 333-CTI

BY: Debra K. Crowley
Its ~~Assistant~~ (Trust Officer)
ATTEST: Maya Johnson
(Assistant)(Trust Officer)

7609956 F2
Mw F2
Eranow-096033914

2330

96808985

UNOFFICIAL COPY

STATE OF ILLINOIS)

COUNTY OF)

) SS,
)

I, the undersigned, a Notary Public in and for the County, and State aforesaid, DO HEREBY CERTIFY that the above named (~~Assistant~~) (Trust Officer) and (Assistant) (Trust Officer) of CAPITOL BANK AND TRUST, An Illinois Banking Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, (~~Assistant~~) (Trust Officer) and (Assistant) (Trust Officer) respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, for the uses and purposes, therein set forth and the said (~~Assistant~~) (Trust Officer) then and there acknowledged that said (Assistant) (Trust Officer) as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said (~~Assistant~~) (Trust Officer) own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11th day of SEPTEMBER, 19 96

Jane Burrichter
Notary Public

My Commission Expires: 5-17-99

Mail subsequent tax bills to:

(Name) _____

(Address) _____

This instrument was prepared by:

(Name) CAPITOL BANK AND TRUST

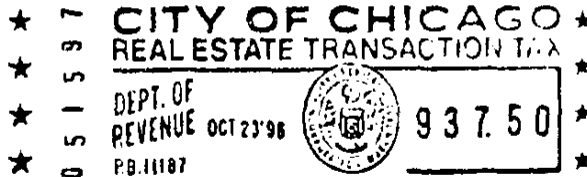
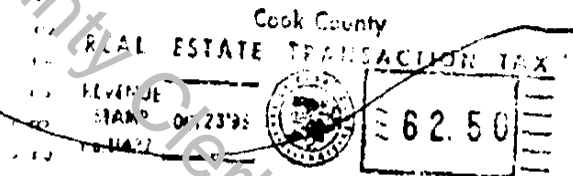
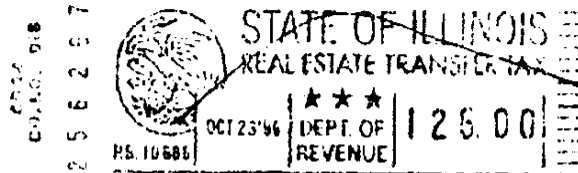
(Address) 4801 W. FULLERTON AVENUE

CHICAGO, ILLINOIS 60639

ADDRESS OF PROPERTY
2646-2D N. WASHTENAW

CHICAGO, ILLINOIS 60639

The above address is for information only
and is not part of this deed



58680896

UNOFFICIAL COPY

UNIT 2646-2D, IN THE WASHTENAW-SCHUBERT CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1,2,3 AND 4 IN BLOCK 7 IN HARRIET FARLIN'S SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~~96-437408~~, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE RIGHT TO THE USE OF P-8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NO. ~~96-437408~~.

Commonly Known As: Unit 2646-2D N. Washtenaw,
Chicago IL. 60647

P.L.N.: 13-25-409-012-0000 (Undivided)

THE FIRST DEED OF AN INDIVIDUAL UNIT SHOULD CONTAIN THE FOLLOWING LANGUAGE:

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

THE FIRST DEED CONVEYING A UNIT IN A CONVERSION CONDOMINIUM MUST CONTAIN ONE OF THE FOLLOWING STATEMENTS:

(A) THE TENANT OF UNIT 2646-2D HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

UNOFFICIAL COPY

Property of Cook County Clerk's Office